

**BEFORE THE MAHARASHTRA REAL ESTATE REGULATORY AUTHORITY,
MUMBAI**

Complaint No. CC006000000100197

Mr. Prashant Dalvi

.... Complainant

Versus

M/s. Cosmos Enterprises and

M/s. B.R. Builder and Developers

.... Respondents

Project Registration No. **P51800012508**

Coram: Hon'ble Dr. Vijay Satbir Singh, Member – 1/MahaRERA

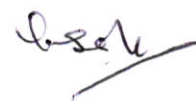
The complainant present in person.

None appeared for the respondent.

ORDER


(26th November, 2019)

1. The complainant has filed this complaint seeking directions to the respondents to provide light connection and water facility in the complainant's flat No. C-203 purchased by him in DHFL Bank Auction in the respondents' project known as "**Siddharth Vikas SRA CHS Ltd**" bearing MahaRERA registration No. P51800012508 at Santacruz (East), Mumbai.
2. This complaint was heard finally today. During the hearings, the complainant appeared in person. However, none appeared for the respondents though the hearing notice has been duly served upon them.
3. It is the case of the complainant that he has purchased the said flat from DHFL Bank Auction vide Sale Certificate dated 18-12-2018 issued by the Dewan Housing Finance Corporation Ltd. (DHFL). He has paid the entire amount to the said Bank. The Bank had already paid 100% payment to the respondents as per agreement. However, the respondents are not providing the water and electricity connections to his flat and demanding more payment.



Further, his interior work like sanitary fittings and electrical fittings are still incomplete.

4. The MahaRERA has examined the arguments advanced by the complainant as well as the record. In this case, the complainant has purchased the said flat from Bank in auction and paid the entire consideration amount of Rs. 98,72,000/-. The said amount has already been received by the respondents. Though there is no agreement for sale between the complainant and the respondents, being allottee/purchaser in this project, the respondents, who have accepted the consideration amount as per the agreement for sale entered into between themselves and the original allottee, is liable to provide all basic amenities to the allottees.
5. In the light of these facts, the MahaRERA directs the respondents to provide all the required amenities as agreed to the complainant as per the agreement for sale entered into with the original allottee within a period of one month from the date of receipt of this order.
6. With these directions, the complaint stands disposed of.


(Dr. Vijay Satbir Singh)
Member – 1/MahaRERA